

The regular meeting of the Town Assembly of the Village of Arden was held on June 27, 1977 with Chairman, Thomas E. Colgan, presiding.

As required by Senate Bill No. 256 the following is the list of the attenders at this meeting:

Mary Morley	Virginia Shaw	Deborah Colgan
Hugh Roberts	James Shinn	Linda Shinn
Alton Dahl	Richard C. Cecil	John D. Hewlett
Stanley Shames	Rae Gerstine	Molca Budin
Frances K. Trench	Donald E. Florde	Thomas E. Colgan
Carl Von Dreele	Sarah Hamburger	Anna Naff
Carolyn Liberman	Joan W. Colgan	Barbara Fenske
Cy Liberman	Lee Starr	E. Shaw
June Kleban	Elvie Grimaldi	William A. Morley
Kathy Worth	Beverly A. Barnett	B. A. Passanante
Pat Renzetti	Bob Wynn	Aaron Hamburger
Margie Hamburger	Frank Akutowicz	Woodrow H. Vandever
Paul B. Thompson	Irene R. Heymann	Frank J. Heymann
William Bindloss	Frank Herzog	Nancy Hajar
Andrew E. Foote	Joan Colgan	Penny Payne
Mike Curtis	H. R. Monfort	Ethel Monfort
Hope Foote	Reese Davis	Thomas Stapleford
M. Isaacs	Vince McGee	B. Brachman
Carol Hamilton	Steve Tanzer	Tim Snyder
Ruth Shaw	Mathew O'Conner	Ruth Estes
Jean Brachman		

A motion was made and passed unanimously to suspend the order of business to permit Richard Cecil, our representative in the New Castle County Council, to address the meeting. He reported that the County offices are now at 800 French Street behind the Delmarva Power and Light Building and offices are on the 8th floor. Council meeting will be held on 3rd floor of Public Building until further notice.

He is still waiting for information from the State Legislature concerning the sewer bills, but he will be in touch with us when it is resolved.

County is considering a county-wide curfew for those 17 and under. The police find that vandalism occurs early in evening.

Mr. Cecil stated there is some interest in Arden's proposal that New Castle County study land incentive type of property tax.

Letters were received from Councilman Schneider and County Executive, Mary Jornlin on this matter also.

Mr. Cecil also reported that proposed rezoning for the Arden Center at Grubb's Corner will not be allowed.

Mr. Cecil was thanked for interest in our problems and he is to receive an ARDEN MAP.

Motion was made and accepted to approved the minutes of the March, 1977 meeting as circulated.

Thomas Colgan is planning to meet with Gwynne Smith, Daniel Weiss, Hans Francke and Robert Pollock to talk about alternative actions in coping with the Sunshine Law.

Mr. Golgan has invited Governor duPont to attend a Town Assembly when he can fit it into his schedule.

The Trustees' Report was circulated, but Mr. Liberman commented on some of the items.

The surplus at the end of the year was \$48,900. The rents receivables are coming in at a good pace, but arrangements have been made to take care of the delinquencies.

The Trustees wish to praise the volunteers from the Civic Committee who rebuilt the Frank Stephens Memorial Theatre. A copy of the report is on file.

The Board of Assessors report was circulated, but also presented by the Chairman, Carl Von Dreele.

Rental is as follows:

First 6,500 sq. ft.	36.90 per 1,000 sq. ft.
Above 6,500 sq. ft.	22.60 per 1000 sq. ft.

These base rental rates were computed as follows, from a return rate of 6% on land values of \$4,000 for 6,500 sq. ft. and \$18,000 for one acre:

Rate for 6,500 sq. ft. would be		36.90
Value of acre would be 43,560 sq. ft.	\$18,000.	
- 6,500	- 4,000.	
37,060 sq. ft.	14,000.	22.60

Application of the base rental rates is modified under the "domicile rule" as follows: The base rent for any lot which, for the purpose of producing income, contains more than one domicile in the form of separate dwellings or apartments, shall be equal to the rent at the 6,500 sq. ft. rate times the number of domiciles, or the rent at the 6,500 sq. ft. rate for the entire lots, whichever is the lesser. All land in excess of the 6,500 sq. ft. rate times the number of domiciles shall be subject to the above 6,500 sq. ft. rate.

Factors to be added to base rent are as follows:

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| 1. Lots adjacent to Arden or Sherwood Forests | 10% |
| 2. Lots fronting on Arden or Sherwood Forests (across a road) | 5% |
| 3. Lots adjacent to or fronting on any of the Greens. Village, Sherwood, Meadow, or Communal) | 5% |
| 4. Lots being used commercially, either under commercial zoning or as non-conforming use in residential area | 75% |

This rate structure is expected to produce approximately \$111 M in rental income, the same as for the current fiscal year.

Some of the residents do not approve of the difference in rent for those with smaller lots. Some feel that the rate of return of 6% was too low a figure. Some felt that lots along Marsh Road should not be considered 100 % lots because of the traffic noise.

The report of the Board of Assessors was accepted.

Auditing Committee report was circulated and the Chairman, John Hewlett, pointed out that the surplus of \$48,900 was much higher than before because School and County Taxes were \$7,700 less than budgeted and Arden did not have to pay the \$15,000. sewer assessment.

The Auditing Committee suggested to the Safety Committee that they report the dollar value of uncollected fines for year ending March 24, 1978. The report was accepted.

No report from the Budget Committee.

Civic Committee report by Chairman, Reese Davis.

The committee has held four meeting since March, including one tour of the roads and one tour of Sherwood Forest.

The annual town trash collection was successfully conducted this May with thanks to Joan Colgan for overseeing the performance of our contractor.

The first stage of this year's road repairs has been essentially completed at a cost of \$6,300. Bulk of the money was used to completely rebuild section of Green Lane from Cherry Lane to Walnut Lane. We are waiting to receive the Municipal Street Aid Fund before starting the other road work.

The entire seating amphitheater at the Frank Stephens Memorial Theatre has been replaced within the past several weeks. This impressive job was arranged and largely executed by Joad Kazan and Gene Shaw. By dealing directly with the sawmills, we received a favorable price for locust post and white oak boards and the labor was 100% volunteer. This saved the Town in excess of \$1,000. The great bulk of the work was performed by Joad and Gene with some help from Reese Davis, Paul Thompson Wayne Kershaw, who provided valuable assistance of a front-end loader. It is felt that a special letter thanks to people responsible should be sent by this Assembly.

The Civic Committee has proposed the following general guidelines for the use of the theatre and will consider the approval of this report to constitute approval of these rules:

1. The Frank Stephens Memorial Theatre shall be limited to use by residents or former residents of the three Ardens.
2. The Civic Committee reserves the right to approve the types of group activities for which the Theatre may be used.

At its June 8 meeting, the committee heard from representatives of CAPS (Concerned Ardens People for Safely) and received detailed list of recommendations concerning safety of playground equipment. The members of the Civic Committee felt the recommendations well taken and detailed inspection procedures should be prepared and routinely followed. The committee have asked the assistance of a representative of ACRA.

A motion was made to accept the Civic Committee report.

An amendment was made and seconded that Rule 1 for the use of the Frank Stephens Memorial Theatre be deleted from the Civic Committee report.

A vote was taken and the amendment carried with 38 ayes and 7 nays.

The Civic Committee report was then accepted as amended.

The Community Planning Committee have suggested that a heavy wooden stile be erected at the end of the bridge from Ardencroft to prevent motorcycles from riding across the bridge and also a stile or barrier be placed on the Grocery Path to prevent bicycles from speeding into Orleans Road at that point. Suggested that Richard Florschutz design them.

The report was accepted.

Registration Committee report by Sarah Hamburger. There are 446 voters as of today's meeting. The committee is trying to find a fire-proof file for the Village's records, but to date only new ones at greater costs than they wanted to expend have been available. Report accepted.

Safety Committee report by Thomas Stapleford. The overgrown corners on Harvey road have been inspected and corrected and the committee are now inspecting all the corners in Arden. Residents are reminded that all Ordinances are for Arden residents also. The first Monday of every month is the meeting date for the committee at the Buzz Ware Village Center and input from residents is desired. As soon as we can get utility poles, they will be placed along Green at Green Lane and one at Inn Lane near bench to stop the parking in those areas. Suggestion to install speed bumps to slow traffic will not be followed, because they have not proved effective in other communities and they cause problems with the snow plows. Report accepted.

Buzz Ware Village Center Committee report by Marjorie van Gulick.

The committee has held two meetings since the last Town Assembly. The big event for Spring was the 3-Arden Lawn Sale in May. There were 24 participants and everyone seemed to feel it was well attended.

The Committee plans to schedule the first meeting for contract negotiations with Wilmington Montessori Association in August or September.

There is some indication that there is interest in a revival of the Christmas Bazaar under the sponsorship of the Buzz Ware Village Center.

Report accepted.

Advisory Committee-All action reported in committee reports. Brandywine Council of Civic Associations not meeting during summer months. No report from the Delaware League of Local Governments.

School Board Report by Aaron Hamburger. The referendum to increase school taxes was defeated. Question of desegregation is still uncertain. If the schools are reorganized, the Federal government can order a supplemental tax; therefore, we should still be prepared for a substantial tax increase in 1978-1979 tax year.

On March 28, 1977 a resolution was passed supporting and encouraging any action taken by New Castle County government towards implementing a Land Value Tax System for New Castle. As directed by the Assembly, letters and the resolution were sent to the County Executive and all members of County Council.

Mrs. Mary Jornlin, County Executive acknowledged the receipt of the resolution, stating that she had referred the matter to Mr. Christopher Dunleavy of her staff. To determine what further action should be taken the following met: Thomas Colgan, Cy Liberman, Hugh Robert, Mike Curtis, Chairman of Arden Activities, Henry George School and George Mercer, Chairman, Land Value Tax Committee of Delaware.

Mike Curtis met with Mr. Richard Cecil, County Councilman for the Arden area. George Mercer met with Mr. Dunleavy of Mrs. Jornlin's staff. They wanted to more about the reform and felt that members of the county government should have the opportunity to discuss the change with government officials from localities where it has already been enacted. He did not feel that the administration was ready to make this a priority.

The Henry George School and Land Value Tax Committee provided literature for Mr. Cecil and Mr. Dunleavy. Mr. Dunleavy will tentatively schedule a meeting with government officials from Harrisburg, Pa. where a form of Land Value Tax is presently in effect. In the future a workshop for county officials will be arranged to provide them with both with specific and general information concerning the reform.

Further meetings and conversations took place with Mr. Francis Schneider, Councilman from Wilmington area, Mr. William Cooke, Councilman from Newark. Ms. Beatrice Carroll, County Council Staff, all of whom support the reform in varying degrees.

While the follow-up to the resolution is somewhat at a standstill, there is some reason to be encouraged. Reported by George Mercer, Chairman of the Committee.

Under new Business : CAPS (Concerned Ardens People for Safety) mentioned the problem about dogs and urged residents to cooperate with the Safety Committee to enforce Delaware laws and Arden Ordinances.

Deborah Colgan stated that a very successful women's day show was held in the Buzz Ware Village Center, the Arden Archives at the Craft Shop, and the Ware House galleries in Ardentown. It features all kinds of crafts, art and music and dramatic readings in the evening.

Robert Wynn reported that it is difficult to get loans from some of the banks in Wilmington on Arden properties. There are two banks that rigorously exclude Arden properties and he feels that the town and residents should not deposit their funds in the banks and should tell them why.

He made the following suggestion:

The Arden Town Assembly recognizes the policy of Wilmington Trust Company and Wilmington Savings Fund Society to rigorously exclude Arden properties from consideration for mortgage loans. We believe this is detrimental to the interests of the leaseholders of Arden. Therefore, we urge leaseholders to support banks and lending institutions that will lend funds in Arden.

This was not made in the form of a motion or brought to vote.

The meeting on motion adjourned,

Respectfully submitted,

Mary Morley
Mary Morley
Secretary